

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

FOR

Champions Terrace Community Association, Inc.

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivisions: Cashel Forest, Section I
 Cashel Forest, Section II
 Champions Terrace, Section I
 Champions Terrace, Section II
2. Name of Association: Champions Terrace Community Association, Inc.
3. Recording Data for the Subdivisions:

Cashel Forest, according to the map or plat thereof filed under Volume 176, Page 35, in the Map Records of Harris County, Texas.

Amending Plat, Cashel Forest, according to the map or plat thereof filed under Clerk's Film Code No. 407020, in the Map Records of Harris County, Texas.

Cashel Forest, Section II according to the map or plat thereof filed under Volume 197 Page 62, in the Map Records of Harris County, Texas.

A Partial Replat, Cashel Forest, Section II, according to the map or plat thereof filed under Volume 321 Page 128, , in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions of Cashel Forest Subdivision, Section I, recorded under Clerk's File No. F693401 in the real property records of Harris County, Texas.

Restrictions for Cashel Forest Subdivision, Section II, recorded under Clerk's File No. D892119 in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions of Champions Terrace, Section I and II formerly known as Cashel Forest Subdivision, Section I and II, recorded under Clerk's File No. H005977 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Champions Terrace Community Association, Inc.
c/o Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429

RP-2024-237701

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429
Phone: 713-686-4692
Email: info@actionproperty.net

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://www.actionproperty.net/championsterrace.html>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$195.00
Resale Certificate - \$350.00
Resale Certificate Updates - 1-14 days - \$0.00; 15-45 days - \$15.00 and 46-90 days \$40.00

Date: 6-27-24

CHAMPIONS TERRACE COMMUNITY ASSOCIATION, INC.
acting by and through its managing agent,
Action Property Management, Inc.

By: Lee F. Waldheim
Lee F. Waldheim, President

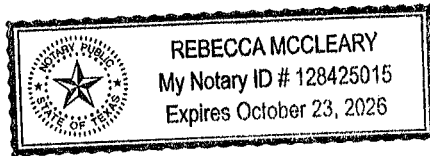
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 27, 2024 by Lee F. Waldheim, President, of Action Property Management, Inc., Managing Agent for Champions Terrace Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Rebecca McCleary
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429
7153.0006/jb



RP-2024-237701

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Pages 4
06/28/2024 03:54 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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